

AN ORDINANCE 2006-08-31-0958

**AMENDING CHAPTER 6, BUILDINGS, ARTICLE III, BUILDING CODE, OF THE CITY CODE OF SAN ANTONIO, TEXAS, BY ADOPTING THE 2006 EDITION OF THE INTERNATIONAL EXISTING BUILDING CODE; PROVIDING FOR LOCAL AMENDMENTS TO SAID CODE; PROVIDING FOR PENALTIES; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.**

\* \* \* \* \*

**WHEREAS**, the Department of Development Services currently enforces the Guidelines For The Rehabilitation Of Existing Buildings, First Edition, as published by the International Conference of Building Officials; and

**WHEREAS**, the 2006 edition of the International Existing Building Code (IEBC) has been published; and

**WHEREAS**, the Building and Fire Board of Appeals and city staff has conducted public meetings regarding the adoption of the 2006 IEBC and amendments to replace the Guidelines For The Rehabilitation Of Existing Buildings, First Edition; and

**WHEREAS**, the Building and Fire Board of Appeals and the Department of Development Services recommend approval and adoption of the 2006 IEBC and local amendments; and

**WHEREAS**, all prerequisites required by state statute and the City Charter for adoption of this code and local amendments have been satisfied; **NOW THEREFORE**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The 2006 edition of the International Existing Building Code (IEBC) is hereby adopted to replace the Guidelines For The Rehabilitation Of Existing Buildings, First Edition. The 2006 International Existing Building Code is incorporated herein as fully as if set out at length. Chapter 6 of the City Code of San Antonio, Texas is amended by adding the language that is underlined (added) and deleting the language that is stricken (~~deleted~~) as follows:

**Sec. 6-40. Adoption of the International Existing Building Code Alternative standards and procedures for existing structures**

- (a) The 2006 edition of the International Existing Building Code is hereby adopted to provide flexibility to permit the use of alternative approaches to achieve

compliance with minimum requirements to safeguard the public health, safety and welfare insofar as they are affected by the repair, alteration, change of occupancy, addition and relocation of existing buildings. Guidelines For The Rehabilitation Of Existing Buildings, First Edition, as the city's building code's standards and procedures for alternative designs and methods of construction as referenced in the adopted Uniform Building Code for the reuse, alteration, and/or repair of existing, qualifying structures.

- (b) Any violation of the International Existing Building Code guidelines adopted in subsection (a) shall be an offense punishable in accordance with the provisions of this code.

**SECTION 2.** Chapter 6, Article III, of the City Code of San Antonio, Texas, is hereby amended by adding a section, to be numbered 6-41, which such section reads as follows: Sec. 6-41. Local Amendments to the IEBC. Section 6-41 is hereby amended by adding local amendments to the IEBC and renumbering reserved sections as follows:

**Sec. 6-41. Local Amendments to the IEBC**

*Section 103* of the International Existing Building Code is revised to read as follows:

**SECTION 103**  
**DEPARTMENT OF DEVELOPMENT SERVICES BUILDING SAFETY**

**103.1 Enforcement Agency.** ~~Creation of enforcement agency.~~ The Department of Development Services Building Safety is hereby designated ~~created~~, as the enforcement agency for the International Existing Building Code. ~~and The the director official in charge~~ thereof shall be known as the code official and building official.

*Sections 104.6 and Sections 105 through 114* of the International Existing Building Code are hereby repealed in their entirety and replaced with new *Sections 104.6 and Sections 105 through 114* to read as follows:

**Section 104.6 Right of entry.** Comply with Section 104.6 of the 2006 International Building Code and local amendments.

**Section 105 PERMITS.** Comply with Section 105 of the 2006 International Building Code and local amendments.

**Section 106 CONSTRUCTION DOCUMENTS.** Comply with Section 106 of the 2006 International Building Code and local amendments.

**Section 107 TEMPORARY STRUCTURES AND USES.** Comply with Section 107 of the 2006 International Building Code and local amendments.

**Section 108 FEES.** Comply with Section 108 of the 2006 International Building Code and local amendments.

**Section 109 INSPECTIONS.** Comply with Section 109 of the 2006 International Building Code and local amendments.

**Section 110 CERTIFICATE OF OCCUPANCY.** Comply with Section 110 of the 2006 International Building Code and local amendments.

**Section 111 SERVICE UTILITIES.** Comply with Section 111 of the 2006 International Building Code and local amendments.

**Section 112 BOARD OF APPEALS.** Comply with Section 112 of the 2006 International Building Code and local amendments.

**Section 113 VIOLATIONS.** Comply with Section 113 of the 2006 International Building Code and local amendments.

**Section 114 STOP WORK ORDER.** Comply with Section 114 of the 2006 International Building Code and local amendments.

**Secs. 6-42 6-41 – 6-50. Reserved.**

**SECTION 3.** All previous provisions of the Guidelines For The Rehabilitation Of Existing Buildings, First Edition as adopted by the city of San Antonio, Texas, shall remain in full force and effect during the period for which they were enacted. Three (3) copies of the 2006 International Existing Building Code and local amendments to said code have been filed in the office of the city clerk for permanent record and inspection, pursuant to section 17 of the Charter of the city of San Antonio.

**SECTION 4.** Should any Article, Section, Part, Paragraph, Sentence, Phrase, Clause, or Word of this ordinance, or any appendix thereof, for any reason, be held illegal, inoperative, or invalid or if any exception to or limitation upon any general provision herein contained be held to be unconstitutional or invalid or ineffective, the remainder shall, nevertheless, stand effective and valid as if it had been enacted and ordained without the portion held to be unconstitutional or invalid or ineffective.

**SECTION 5.** There is no financial impact as a result of the passage of this ordinance.

**SECTION 6.** No other provision of the City Code is amended hereby. All other provisions shall remain in effect.

**SECTION 7.** The City Clerk for the City of San Antonio is hereby directed to publish notice of this ordinance in a newspaper published in the City of San Antonio, Texas, as required by Article 2, Section 17 of the City Charter of the City of San Antonio.

**SECTION 8.** The publishers of the City Code of San Antonio are authorized to amend said Code to reflect the changes adopted herein, to correct typographical errors and to index, format and number paragraphs to conform to the existing code.

**SECTION 9.** This ordinance shall become effective on the 10<sup>th</sup> day of September, 2006.

**PASSED AND APPROVED this 31st day of August, 2006.**



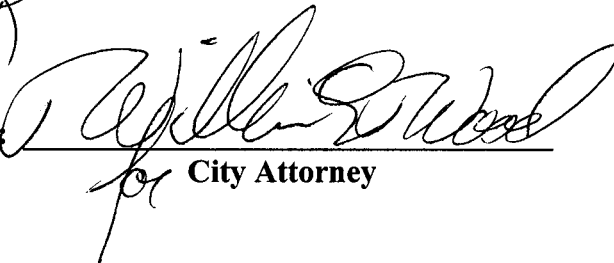
M A Y O R

**PHIL HARDBERGER**

**ATTEST:**

  
City Clerk

**APPROVED AS TO FORM:**

  
City Attorney

# Agenda Voting Results

**Name:** 4A. - 4F

**Date:** 08/31/06

**Time:** 10:13:02 AM

**Vote Type:** Multiple selection

**Description:** An Ordinance adopting the 2006 International Existing Building Code with local amendments.

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1		x		
SHEILA D. MCNEIL	DISTRICT 2		x		
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR		x		